134.0	0003	0005.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,400 /	886,400
					USE VALUE:	886,400 /	886,400
					ASSESSED:	886,400 /	886,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TEUSCH RITA K--ETAL
Owner 2:	MARTIN JOSHUA B
Owner 3:	
Street 1:	100 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Clapboard Exterior and 2250 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	319,400		567,000	886,400
Total Card	0.161	319,400		567,000	886,400
Total Parcel	0.161	319,400		567,000	886,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.04 | /Parcel: 394.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 86294

GIS Ref

GIS Ref

Insp Date 06/15/18

!10451!

PREVIOUS ASSESSMENT

Parcel ID 134.0-0003-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	319,500	0	7,000.	567,000	886,500	886,500	Year End Roll	12/18/2019
2019	101	FV	261,500	0	7,000.	598,500	860,000	860,000	Year End Roll	1/3/2019
2018	101	FV	261,300	0	7,000.	441,000	702,300	702,300	Year End Roll	12/20/2017
2017	101	FV	261,300	0	7,000.	422,100	683,400	683,400	Year End Roll	1/3/2017
2016	101	FV	261,300	0	7,000.	390,600	651,900	651,900	Year End	1/4/2016
2015	101	FV	245,300	0	7,000.	327,600	572,900	572,900	Year End Roll	12/11/2014
2014	101	FV	245,300	0	7,000.	320,000	565,300	565,300	Year End Roll	12/16/2013
2013	101	FV	245,300	0	7,000.	304,900	550,200	550,200		12/13/2012

PRINT

Date	Time
12/11/20	00:45:15

LAST REV

Date	Time
06/18/18	11:26:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10451

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	21468-212		10/1/1991		231,000	No	No		Y

USER DEFINED

Prior Id # 1:	86294
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2002	965	Addition	75,000					

ACTIVITY INFORMATION

Date	Result	By	Name
6/15/2018	Inspected	PH	Patrick H
5/19/2018	MEAS&NOTICE	HS	Hanne S
12/13/2008	Meas/Inspect	197	PATRIOT
12/6/1999	Inspected	267	PATRIOT
11/23/1999	Mailer Sent		
11/5/1999	Measured	256	PATRIOT
7/8/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	90.	0.90	10									567,000						567,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 567,000 | Spl Credit | Total: 567,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	35	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.11677039
Const Adj.:	0.99643499
Adj $ / SQ:	116.843
Other Features:	99500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434033
Depreciation:	114585
Depreciated Total:	319449

COMMENTS

CHK BMT FINISH 7/01.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

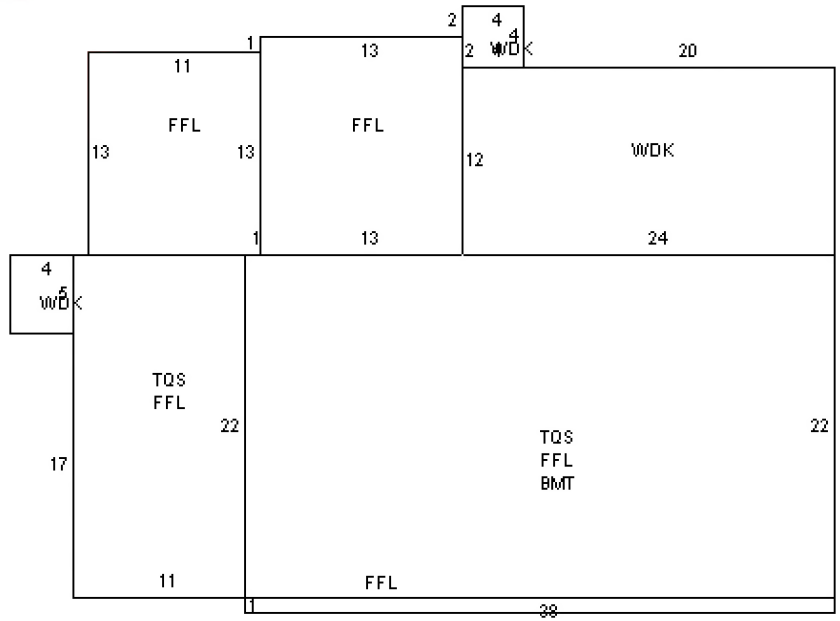
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.53
Special Features:	0	Val/Su Net:	93.67
Final Total:	319400	Val/Su SzAd	141.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,441	116.840	168,371
BMT	Basement	836	35.050	29,304
TQS	3/4 Story	809	116.840	94,467
WDK	Deck	324	9.050	2,934

Net Sketched Area:	3,410			Total:	295,076
Size Ad	2249.5	Gross Are	3679	FinArea	2250

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0003-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	80	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	